

**NEWTOWN BOARD OF ASSESSMENT APPEALS REGULAR MEETING
TUESDAY, MARCH 1, 2022**

MINUTES

PRESENT: Kadri Graffeo, Scott Reiss, Alex Villamil

CALL TO ORDER: Mr. Reiss called the meeting to order at 6:30 pm.

APPROVAL OF MINUTES: Mr. Villamil moved to accept the minutes of the January 20, 2022 Board of Assessment Appeals Special Meeting. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

PUBLIC PARTICIPATION: None

NEW BUSINESS:

Discussion and Possible Action:

- Conduct Hearings for Scheduled Applicants; Deliberate and Finalize Decisions:
 - **Jason Hanna – Real Estate at 43 Hawleyville Road**
Mr. Reiss began by administering the statutory oath. Mr. Hanna presented his case to appeal the assessment of his property at 43 Hawleyville Road. Mr. Hanna purchased the property in 2020 for \$140,000 and feels that the majority of the land is wetlands and unusable. Due to lack of evidence provided, the appeal was denied by the Board.
Mr. Villamil moved to deny the appeal based on insufficient details provided to justify the claim. Seconded by Mr. Reiss. All in favor. Motion passes (3-0).
 - **Rhodi Construction LLC – Business Personal Property at 71 South Main Street**
Mr. Reiss began by administering the statutory oath. Mr. Christopher Giglio, owner of Rhodi Construction, was present along with his father Mr. John Giglio. The 2021 personal property declaration which was filed for Rhodi Construction did not include any tangible assets, therefore an estimated value was given by the Assessor's office including a penalty for omissions. Mr. Christopher Giglio claimed that all assets for Rhodi Construction are shared and filed under his father's business, Giglio Landscaping, which shares the same business location. The Board agreed to amend Rhodi's assessment by using the numbers originally provided and remove the penalty, making note of the shared assets.
Mr. Villamil moved to remove the penalty for omission and amend the assessment for personal property based on the original amount submitted by property owner upon confirmation that all property is submitted and declared under Giglio Landscaping. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).
 - **Lee Lawrence – Real Estate at 20 Pond Brook Road**
Mr. Reiss began by administering the statutory oath. Ms. Lawrence presented her appeal of the property at 20 Pond Brook Road. She claims that it has a significant amount of wetlands and its current assessment exceeds market value. After reviewing and researching the comparables that Ms. Lawrence provided, the Board determined that there was not enough evidence to grant it.

Mr. Reiss moved to deny the appeal as neither comparables provided by the appellant were a legitimate comparison to subject property. Seconded by Mr. Villamil. All in favor. Motion passes (3-0).

▪ **Santo and Linda Silvestro** – *Real Estate at 18-22 Platts Hill Road*

Mr. Reiss began by administering the statutory oath. Mr. and Mrs. Silvestro claim that the assessment on the combined properties is too high and feel it should be reduced by about \$270,000. They could not provide any comparables as this property is unique in that it is home to an air strip. They stated that some of the buildings and sheds, including a barn which was recently destroyed in a fire, should no longer be included in the assessment as they are no longer present. After some discussion, the Board agreed to delay a decision, contingent upon an on-site inspection of the properties by the Assessor's office.

▪ **John Gillis** – *Real Estate at 2 Grays Plain Road*

Mr. Reiss began by administering the statutory oath. Mr. Gillis and Ms. Marianne Brown presented their appeal towards the property at 2 Grays Plain Road which they purchased in 1989. They feel that the assessment should be lowered to \$3,200 and information on the property card is inaccurate. Mr. Gillis claims that the structure on the property is uninhabitable and he has been at a standstill on rebuilding due to restrictions on the property as it is designated as a schoolhouse. There is electricity and a well, but a septic is not allowed to be installed due to the acreage requirement. Mr. Gillis also made note that the acreage should be increased from 0.22 to 0.24 based on a small section of roadway which he purchased from the State of Connecticut many years ago. The Board agreed to make the necessary adjustments to the property card.

Mr. Reiss moved to amend the property card and adjust the acreage to 0.24 contingent upon proof for the additional acreage. Seconded by Ms. Graffeo. All in favor. Motion passes (3-0).

▪ **Liben Hailu** – *Real Estate at 11 Kent Road*

Mr. Hailu canceled his appointment.

ADJOURNMENT: There being no further business, Mr. Villamil moved to adjourn the meeting at 9:14 pm. Seconded by Ms. Graffeo. All in favor.

*Respectfully submitted,
Rina Quijano, Clerk*

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOARD OF ASSESSMENT APPEALS
AT THE NEXT MEETING**